

**RESOLUTION 2015-22**

**RESOLUTION OPPOSING THE CREATION OF A TAX INCREMENT FINANCING  
DISTRICT FOR THE FUNDING OF FORT MEADE WAY**

WHEREAS, the creation of the Tax Increment Financing District (TIFD) is not a part of a proposed or planned economic development project; and,

WHEREAS, the tax increment that is anticipated to be generated is largely a product of state mandated increase in agricultural valuations and a national utility pipeline whose ultimate realization is not linked to the potential development of the proposed roadway for which the TIFD is proposed to finance; and,

WHEREAS, approximately half of the funds proposed to be used to finance the TIF would otherwise be available to Meade County to fund existing County needs and/or to reduce the County mill levy; and,

WHEREAS, the creation of a new roadway will undoubtedly divert traffic from existing entrances into the Sturgis Community; and,

WHEREAS, the reduction in traffic counts from existing Sturgis roadways will have a negative impact on commercial property values and likely reduce the commercial viability of established commercial developments through the reduction of customer traffic; and,

WHEREAS, the current Veterans' Administration Ft. Meade Campus Director has stated publicly that "The Ft. Meade VA is here for the long term whether or not the alternate access road is built;" and,

WHEREAS, any new development along the new roadway would occur without zoning and unified storm water, wastewater and water utilities. The lack of these vital utilities and the likelihood that future developments would not be built with standard roadways and sidewalks would result in significant delayed infrastructure costs which would likely ultimately be paid by the City of Sturgis if these development were to be annexed; and,

WHEREAS, the City of Sturgis with significant assistance from Meade County, the Sturgis Economic Development Corp. and the Greater Sturgis Area Chamber of Commerce have established several hundred acres of developable land already annexed within the City which currently provide immediate opportunities for developments which would be properly planned, many of which are currently under development at a valuation of tens of millions of dollars; and,

WHEREAS, the proposed TIFD would likely introduce additional competing supply of unplanned development which due to the lack of proper planning and limited infrastructure would likely be priced at a more competitive level than currently developing planned projects.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Sturgis City Council does hereby oppose and encourage the County Commissioners to stop further development of the TIFD and associated roadway until the land opened for development is properly planned with adequate utilities and a realistic project has materialized which would generate the tax increment to repay the TIF's indebtedness.

Dated this 20<sup>th</sup> day of February, 2015.

CITY OF STURGIS

---

Mayor – Mark Carstensen

ATTEST:

---

Fay Bueno  
City Finance Officer

Published: 03/04/15  
Effective: 03/25/15